



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 37°15'02" W	33.85'

STATE OF TEXAS
COUNTY OF BRAZOS

I, C.W. & Elizabeth Henry, owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 5854, Page 115 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

STATE OF TEXAS
COUNTY OF BRAZOS

We, Red Dog Investments LLC owner and developer of the land shown on this plat, being all of the tract of land as conveyed to me in the Official Records of Brazos County in Volume 12186, Page 94 and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all streets, alleys, parks, water courses, drains, easements, and public places shown hereon for the purposes identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose stated.

Given under my hand and seal on this _____ day of _____, 20____.

[illegible]

FIELD NOTES

Being all that certain tract or parcel of land lying and being situated in the E.E. SCOTT SURVEY, Abstract No. 50, in the City of Bryan, Brazos County, Texas and being a portion of Lot 3, all 4 and 5, and 1/2 of the adjoining 25-foot wide Alley in Block 9A according to the final plat of lots and blocks of the HIGHLAND PARK ADDITION, SECOND INSTALLMENT recorded in Volume 166, Page 155, of the Brazos County Deed Records (B.C.D.R.) and being more particularly described by metes and bounds as follows:

BEGINNING: at a found 1/2-inch iron rod marking the west corner of said Lot 5, the south corner of Lot 6, Block 9A of said HIGHLAND PARK ADDITION, SECOND INSTALLMENT (166/155), said iron rod also being in the northeast right-of-way line of Oaklawn Street (based on a 50 foot width);

THENCE: N 42° 22' 11" E along the common line of said Lots 5 and 6 and into the before-said 25-foot wide Alley for a distance of 129.50 feet to a 1/2-inch iron rod set in the centerline of said alley marking the north corner of this tract;

THENCE: S 48° 01' 01" E along the centerline of said 25-foot wide Alley for a distance of 152.00 feet to a found 1/2-inch iron rod marking the east corner of this tract;

THENCE: S 42° 22' 11" W through said alley and into the interior of said Lot 3 for a distance of 135.83 feet to a found 1/2-inch iron rod marking the south corner of this tract, said iron rod also being in the northeast right-of-way of before-said Oaklawn Street;

THENCE: N 37° 15' 02" W along northeast right-of-way of said Oaklawn Street for a distance of 33.85 feet to a 1/2-inch iron rod set for an angle point;

THENCE: N 48° 01' 01" W continuing along the northeast right-of-way of said Oaklawn Street for a distance of 118.70 feet to the POINT OF BEGINNING and containing 0.454 acres of land, more or less.

1. ORIGIN OF BEARING SYSTEM: Grid North as established from GPS observation.

2. REFERENCE TO THE FEMA Flood Insurance Rate Maps for Brazos County, Texas and Incorporated Areas. Map Numbers 48041C0215F & 48041A0300SF, both maps revised April 2, 2014, this property is not located in a flood zone.

3. This property is currently zoned RD-5 District. Building Setback Lines shall comply with the City of Bryan code of ordinances and regulations

4. All existing structures are to be removed before the recording of this plat unless noted otherwise on plot.

5. This property is subject to the Restrictive Covenants recorded in Volume 166 Page 175, Volume 555 and Volume 166, Page 157, Deeds Records, Brazos County, Texas.

6. Originals Brazos County shown on "Original Plat" was abandoned with Ordinance 199 adopted by the City of Bryan on May 19, 2014. The plat abandonment was filed for record in Volume 1545, Pages 191 Lot 4 and part Lot 4 and Volume 1546, Page 202 for Lot 5 and part Lot 4, and Volume 1546, Page 203 for Lot 5 and part Lot 4, all of the Brazos County, Texas. The 25 Public Utility Easement shown on "Replat" is not on the original plat.

7. Unless otherwise indicated 1/2" Iron Rods are set at all corners.

⊗ - 1/2" Iron Rod Found
○ - 1/2" Iron Rod Set

5. Abbreviations:

P.O.B. - POINT OF BEGINNING
P.U.E. - PUBLIC UTILITY EASEMENT

6. Owners:
Red Dog Investments LLC
PO Box 11765
College Station, Texas 77842
(979) 777-5553

C.W. & Elizabeth Henry
10987 FM 244
Anderson, Texas 77830
(979) 255-9991

BEING A REPLAT OF LOT 3 (36' OF), LOT 4,
LOT 5 AND PART OF ALLEY (12.5' OF), BLOCK 9A,
HIGHLAND PARK ADDITION, SECOND INSTALLMENT
RECORDED IN VOLUME 166, PAGE 155

0.454 ACRES

J.E. SCOTT SURVEY, A-50
BRYAN, BRAZOS COUNTY, TEXAS

MAY, 2016
SCALE: 1" = 20'

Surveyor: Texas Firm Registration No. 10103300
McClure & Browne Engineering/Surveying, Inc.
 1008 Woodcreek Dr., Suite 103
 College Station, Texas 77845
 (979) 693-3838

